Karen Johnson Davidson County
Batch# 1398518 DEEDQC
03/27/2026 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260327-0024417

Name and Address of New Owner:
David Neff, *et ux*
1810 Ashwood Ave.
Nashville, TN 37212

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 104-16-0-079.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1812 Ashwood Reverse, LLC, a Colorado Limited Liability Company ,** "the Grantors," convey and quitclaim unto **David Neff and Alexandra Neff, husband and wife,** "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the East 25 feet of Lot No. 125 and the West 60 feet of Lot No. 124 on the revised plan of George W. Blair's Subdivision, of Belmont Heights, as of record in Book 332, Page 117, Register' s Office for said County.
>
> Said parts of said Lots. Nos. 125 and 124 front 85 feet on the Northerly side of Ashwood Avenue and run back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to 1812 Ashwood Reverse, LLC, a Colorado Limited liability company, by Warranty Deed from Geoffrey E. Wile and Laura Wile, husband and wife, and Geoffrey E. Wile and Jennifer R. Wile, as heirs at law of Charles D. Wile, deceased, dated September 26, 2025 and filed for record on October 03, 2025 as Instrument No. 20251003-0078791, Register of Deeds Office for Davidson County, Tennessee.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 24 day of March, 2026.

1812 Ashwood Reverse, LLC, a Colorado limited liability company

_____(SEAL)
David Neff, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared David Neff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Manager of 1812 Ashwood Reverse, LLC the within named bargainor, a Colorado limited liability company, and that he/she as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Manager.

Witness my hand this 24 day of March, 2026.

_____
NOTARY PUBLIC

My commission expires: 3-2-27

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 day of March, 2026.

_____
Notary Signature
My commission expires:

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/24/2026.

Date

Affiant Signature

3/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of March, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)